

**ADOPTED**  
**BISHOPS LYDEARD & COTHELSTONE PARISH COUNCIL**

Clerk to the Council: Mrs A Shepherd, Rose Cottage, Oldway Lane, Wrantage, Taunton, TA3 6DE.  
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Minutes of the Parish Council meeting held on Wednesday 12<sup>th</sup> October 2022 at 7pm at Bishops Lydeard Village Hall.

**Persons present:** Cllrs Martin (Chair), Allen, Ball, Pattermore, Lewin-Harris, Warmington and Delderfield.

**Persons absent:** Cllrs Morency, Rigby, Hunt, and Bainbridge

**In attendance:** Mrs Amy Shepherd (Clerk) and 1 member of the public.

**133/22 Apologies**

Apologies were received from Cllrs Morency, Rigby, Hunt, and Bainbridge.

**134/22 Declarations of interest relating to matters on the agenda**

Cllrs Pattermore and Lewin-Harris declared personal interests in respect of item 13 'MUGA repairs / replacement update'.

**135/22 Adoption of the minutes of the meetings held on 28<sup>th</sup> September 2022**

The minutes from the Parish Council meeting on 28<sup>th</sup> September 2022 were agreed as an accurate record of the meeting.

**136/22 Matters arising**

There were no matters arising.

**137/22 Clerk's Report**

Clerk's report was read to the council (attachment 1).

Actions required:

- Clerk to register the library as a warm welcome site
- Clerk to follow up hedge cutting near underpass with Lengthsman

**138/22 Chairman's Report**

Chair reported that he had carried out the following activities since the last Parish Council meeting:

- Continued to liaise with the Traffic Consultant regarding the road and traffic proposals
- Met with Cllr Delderfield to provide an introduction to the work of the Parish Council.

**139/22 Comments from members of the public**

A member of the public thanked the Parish Council for reporting to SCC and liaising with the Parish Paths Liaison Officer regarding the tree that was blocking a right of way which has now been removed.

**140/22 Avon and Somerset Police Report**

The September Police Report was circulated in advance of the meeting and its contents noted.

**141/22 Planning applications for comment**

13/22/0009 Erection of 1 No. dwelling (as an alternative to the conversion of barn into a single dwelling under Class Q), garaging and associated works, including the retention of Class Q barn to be used as domestic storage, at Middlebrooks, Kingston St Mary Road, Bishops Lydeard  
The Parish Council has no comments to make on the proposal.

### **142/22 Road and Traffic Issues**

The notes from a meeting held with the Traffic Consultant on 7<sup>th</sup> October were circulated in advance of the meeting and discussed. The following points were raised during the meeting:

- Consultation expected to take place early in the new year will be on specific plans.
- Costs – undertake a scoping exercise so that we can cost a particular intervention so that the cost can be applied to other interventions.
- Gateways – design – need some feedback. Add to Fiveways for feedback. Could put a planter or some form a design e.g., use of AONB Buzzard. Thoughts to Chair.
- Optimistic that gateways can proceed under a licence rather than a S278 agreement.
- Minehead Road Slip Road – going to look at during the site meeting. Cllr Allen suggested adding a weight restriction to Minehead Road? Road has no pavements and children / parents walk along it frequently – anything that can reduce large vehicles and speeding should be considered.
- Mount Street Crossing – to be discussed at site meeting
- Hither Mead Crossing – to be discussed at site meeting
- Hither Mead Bridge – underway – no bus stop.
- Crossing Point – to be discussed further at site meeting. The vicarage location appears to be the best location and will result in the loss of one parking space.

Site meeting with Traffic Consultant and Working Group to take place on 31st October.

A quote for the required Topographical Survey was considered and approved. It was agreed that the PC would commission the works to save on costs. Authorisation given to pay the invoice on receipt to avoid any potential late payment fee.

### **143/22 Tree Planting Licence Station Road update and approval to pay SCC legal costs**

An example SCC Tree Planting licence was circulated in advance of the meeting.

It was noted that licence included terms like requiring a maximum height of trees of 5m and grass cutting to 5cm.

It was agreed to proceed with obtaining the tree planting licence and cover SCCs legal costs. Clerk to negotiate the terms of the licence to agree three grass cuts per year and to ensure that the PC is only responsible for the trees that it plants and not for any existing trees on the land.

### **144/22 To consider a response to the Local Community Network Consultation (<https://somerset.inconsult.uk/LCNs/consultationHome>)**

The three LCN proposals included in the consultation were discussed. It was agreed to respond supporting option B and include the following comments in the consultation response:

- The LCNs should be smaller across the board to make them more local.
- The PC would prefer not to be included in a LCN with Taunton.
- The LCN functions should not include planning responsibilities.

### **145/22 MUGA repairs / replacement update**

Clerk confirmed that a site meeting with Abacus Construction has been arranged on 18th October at 4pm.

#### **146/22 Station View Public Open Space update**

Clerk confirmed that she had responded to Foothills Landscaping to confirm the Parish Council preference for an alternative scheme. A tender exercise for alternative design is now underway.

#### **147/22 To discuss the David Wilson Homes development Public Open Space**

Chair provided feedback from a meeting held with DWH on 10th October.

Chair and Clerk attended the meeting mindful that what happened with the Station View / Green Management Company is not desirable, where poor open space is provided, and the homeowners have to pay substantial amounts to maintain it. There was a concern that this would be duplicated on DWH development.

Upon completion of the DWH POS the S106 agreement enables the POS to be handed over to the District Council or a nominee to own and maintain at its own expense or for the POS to be handed over to the Management Company established for that purpose. The Management Company has been established in anticipation that this may happen, DWH employees are currently the Management Company directors but upon completion of the POS, the Directors will be members (homeowners) in the estate. The Management Company would then appoint a Managing Agent to maintain the POS and collect the annual fee from homeowners. The annual fee is the same for every house in the development. The homeowners will therefore manage the POS and the costs involved.

Legalities restrict the Parish Council from being the Management Company, but the Parish Council could be the Managing Agent but in fulfilling that role it would be undertaking all the administration, collecting money from all properties, as well as the management and maintenance of the POS.

When the Parish Council started its enquiries about the open space, it was thought that in doing so it would save the residents money, but it is clear that it is unlikely that is achievable unless the Parish Council takes on the POS as part of the S106 agreement and undertakes to maintain it at its own cost. It was noted that the Parish Council can develop a relationship with the Management Company and offer to support or add items to the POS at the appropriate point.

After a discussion it was agreed that the POS should be handed to the Management Company once it is completed.

#### **148/22 Parish Lengthsman Report**

The September Parish Lengthsman Report was tabled at the meeting and its contents noted.

Clerk to ask the lengthsman to:

- Take the grit bin at Stairfoot away.
- Cut the hedge along school boundary opposite the noticeboard

#### **149/22 Somerset County Council and Somerset West and Taunton Council matters**

In Cllr Rigby's absence the item was deferred until the next meeting.

Chair reported that during an informal conversation with Cllr Rigby, some concern was expressed about the state of the County Councils finances which may impact on the Parish Councils discussions about precept / budget for next year.

#### **150/22 Finance**

##### **Quarter 2 Financial Statements (Parish Council, Library and Community Infrastructure Levy)**

The Quarter 2 Financial Statements were noted.

Concern was expressed about the level of spend on hanging baskets. It was agreed to review this expenditure during next year's budget discussions.

**To note income received**

Interest	
HSBC	£34.24
PSDF	£275.12

**To approve payments**

**Payments to be made by Direct Debit:**

BT (Telephone and broadband)	£83.82
Somerset Web Services (Email account)	£5.52
British Gas (Public conveniences Electric)	£67.42
EDF Energy (Library Electric)	£47.13

**Payments to be made by BACS:**

Jack Council (Parish Lengthsman Work – September)	£1052.70
Clerks Expenses (Office 365, Travel, Postage, Parking)	£50.89
AIS Cleaning Contractors Limited (Toilet and Library cleaning)	£671.70
HMRC Tax and NI Contributions	£508.73
Mr C Back (Library Lease)	£800.00
SWT (New Litter Bin at Village Hall)	£696.00
SWT (Grass cutting and dog bin emptying (Quarter 2))	£1767.29
Coomber Security Systems (Library)	£198.60
	£54.96
RW Gale (Darby Way Dropped Kerbs)	£5244.00
Bishops Lydeard Village Hall (Venue Hire)	£48.00

It was proposed, seconded, and voted unanimously that the payments be approved.

**151/22 To note planning permissions granted**

13/22/0006/LB Conversion of outbuilding to garden room and various repairs and alterations to Cothelstone Manor, Cothelstone - Decision of Conditional Approval was made on 30/09/2022.

**152/22 To note planning applications refused/withdrawn**

No notifications received.

**153/22 Any Other Business - for report only**

Chair reported that performances of Who Killed The Vicar will take place on 28th and 29th October.

**154/22 Date of next meeting:**

The next meeting will be held on Wednesday 9<sup>th</sup> November 2022, 7pm at Bishops Lydeard Village Hall

There being no further business, the meeting closed at 8.15pm.

Signed

Date: